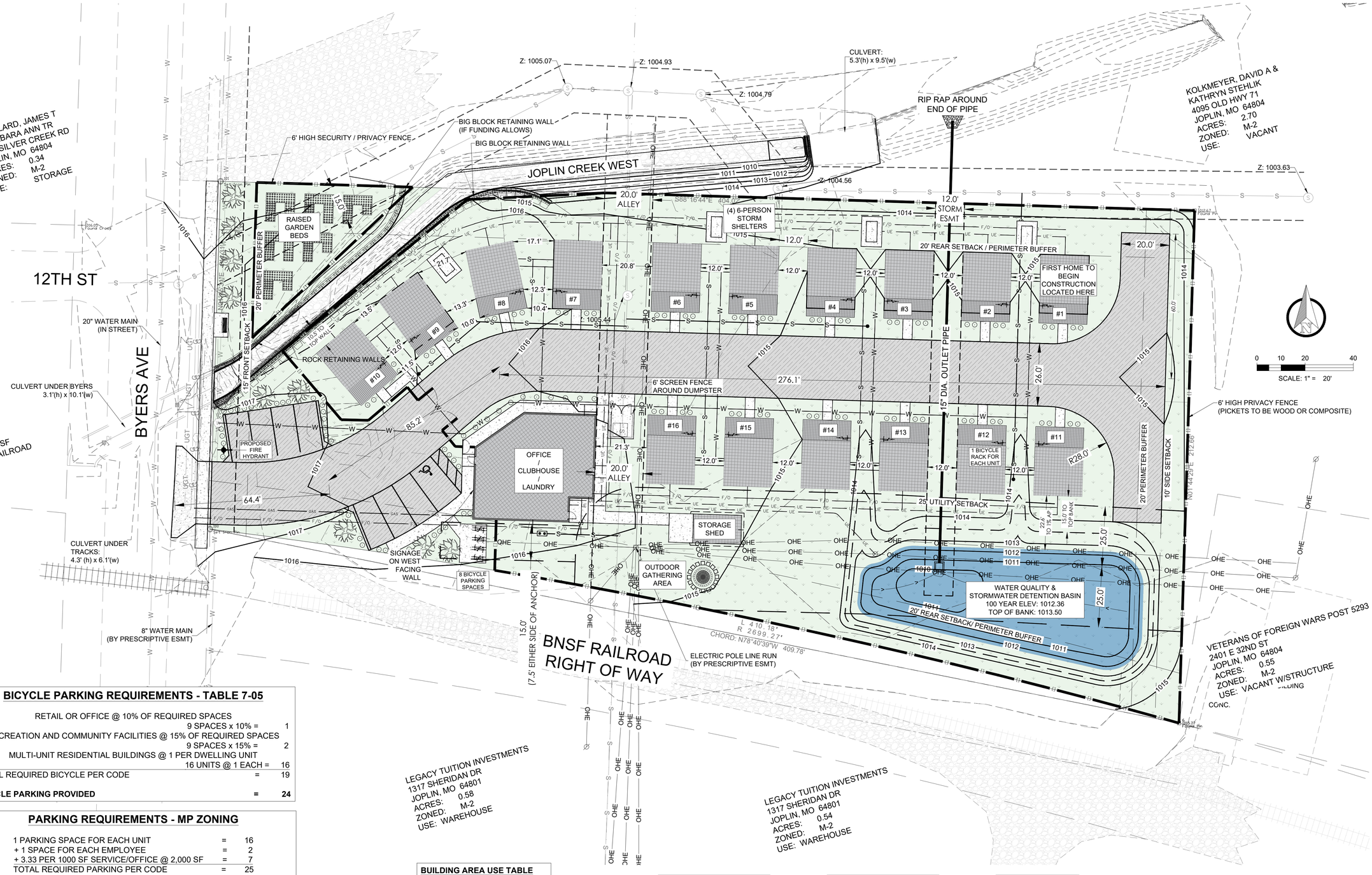


BICYCLE PARKING REQUIREMENTS - TABLE 7-05

RETAIL OR OFFICE @ 10% OF REQUIRED SPACES		
9 SPACES x 10% =		1
RECREATION AND COMMUNITY FACILITIES @ 15% OF REQUIRED SPACES		
9 SPACES x 15% =		2
MULTI-UNIT RESIDENTIAL BUILDINGS @ 1 PER DWELLING UNIT		
16 UNITS @ 1 EACH =		16
TOTAL REQUIRED BICYCLE PER CODE	=	19
BICYCLE PARKING PROVIDED	**=**	**24**

PARKING REQUIREMENTS - MP ZONING

1 PARKING SPACE FOR EACH UNIT	=	16
+ 1 SPACE FOR EACH EMPLOYEE	=	2
+ 3.33 PER 1000 SF SERVICE/OFFICE @ 2,000 SF	=	7
TOTAL REQUIRED PARKING PER CODE	=	25

PARKING PROVIDED

OFF-STREET PARKING	=	8
PARKING REDUCTIONS		
ON-STREET PARKING WITHIN 600 FT = 192 @ 0.33	=	63
BICYCLE PARKING 24 SPACES @ 0.25	=	6
TOTAL PARKING AVAILABLE WITH REDUCTIONS	**=**	**77**

BUILDING AREA USE TABLE

OFFICES:	~800 - 1000 SF
MULTI-USE:	~400 - 600 SF
LAUNDRY:	~250 - 300 SF
KITCHEN:	~350 - 450 SF
TOTAL:	±2,100 - 2,250 SF

OWNER OF RECORD

VITA NOVA VILLAGE
315 PEARL AVE
JOPLIN, MO 64801
RHONDA THOMPSON, E.D.

DEVELOPER

VITA NOVA VILLAGE
315 PEARL AVE
JOPLIN, MO 64801
RHONDA THOMPSON, E.D.

ZONING

CURRENT: M-2
PROPOSED: MP

VITA NOVA VILLAGE

SITE ACRES:	±1.60 AC
TYPICAL TINY HOME	±400 SF
OFFICE BLDG	±2,000 SF

SMALL ARROW ENGINEERING, LLC

1302 S. MAIN STREET
PO BOX 1538
JOPLIN, MISSOURI 64802
TEL: 417.624.2333
FAX: 417.624.2441
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SMALL ARROW ENGINEERING, LLC.

CERTIFICATES OF AUTHORIZATION:
MISSOURI E-2010013647
KANSAS No. E-1930
OKLAHOMA No. 5937
ARKANSAS No. 2097

REVISIONS

NO.	DATE	DESCRIPTION

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VITA NOVA VILLAGE
1201 BYERS AVENUE
JOPLIN, JASPER COUNTY, MISSOURI
SITE PLAN REVIEW

STATE OF MISSOURI
JOHN H. BOLTE
NUMBER E-22511
REGISTERED PROFESSIONAL ENGINEER
4/16/25

JOHN H. BOLTE
PROFESSIONAL ENGINEER
MO LIC E22511 OK LIC 18035
KS LIC 14094 AR LIC 14310

SURVEY BY: MJ SURVEY
DRAWN: TED CHKD: JHB
SCALE: 1"=20'
PROJECT #:
DWG:
DATE: 04/16/2025

PROJECT: VITA NOVA VILLAGE
SHEET DESC: SITE PLAN REVIEW
SHEET: 1 OF: 1